

STATE LAND SALE PUBLIC AUCTION SALE NO. 42-01-10

Pursuant to Idaho Code §58-313, notice is hereby given that the State of Idaho Department of Lands (herein called IDL) will sell at Public Auction pursuant to Article IX of the Constitution of the State of Idaho to the highest and best bidder at 9:00 am on April 12, 2010, at the IDL Maggie Creek Supervisory Area office, 913 Third Street, Kamiah, ID land situated in Clearwater County to wit:

Legal Description: The parcel is 40 +/- Acres of land located in the NW¼ NE¼, of Section 36, Township 35 North, Range 4 East, B.M., Clearwater County, Idaho herein referred to as the "parcel".

Property Location: Take State Hwy 11 into Weippe, ID, turn south on Cemetery Road (county gravel) and drive 2.5 miles, turn east on Dairy Road (county gravel), drive 1.25 miles to the end of the road. The parcel is 0.25 miles due east from the end of the Dairy Road.

Legal Access: There is currently no legal access to the parcel, but the appraisal is analyzed under the hypothetical condition that legal access exists by way of a private access easement. This does not suppose the access is improved.

Property Information Package (PIP):

For additional information regarding this auction such as the appraisal, auction forms and sample Real Estate Purchase Sale Agreement (PSA), prospective bidders are advised to view the Weippe PIP online at <http://www.idl.idaho.gov/> under See Also, State Land for Sale, view a hard copy file at the Maggie Creek Area Office, 913 Third Street, Kamiah, ID, or contact Ben Baldwin, 208-935-2141 or bbaldwin@idl.idaho.gov.

Terms and Conditions

The bidding will begin at the total appraised value of \$60,000.00. Additional bidding increments shall be a minimum of \$100.00. Bidding will be conducted orally. In addition to the bid price, the successful bidder will pay a Selling and Administrative Fee of 10% of the appraised value (\$6,000.00.00) plus Appraisal Fee of \$1,500.00.

Each bidder is required to make a deposit in the form of a cashier's check payable to the State of Idaho with the selling agent in the amount of \$30,000.00 before the time of making his/her first bid as a guarantee that the successful bidder will enter into the department's Real Estate PSA within two working days. All deposits of unsuccessful bidders will be returned on day of sale.

If the successful bidder fails to complete the payment as specified in the PSA, all amounts paid at the time of auction by the successful bidder will be forfeited without further action on the part of the State, as liquidated damages for such failure to complete the sale.

Bidders at the auction must be citizens of the United States, eighteen (18) years of age or older, of sound mind, and legally competent to own or transfer real property in the State of Idaho.

The parcel will be sold "as is". The sale shall be subject to liens, encumbrances, and claims on title to the subject properties, whether the same are shown in the public record or established otherwise, including those which would be disclosed by an inspection or a survey of the subject property. The State of Idaho does not guarantee the accuracy of the acreage specified in this property.

The IDL may cancel this auction in whole or in part at any time prior to the acceptance of a final bid.